

BOARD MEETING MINUTES

Southwestern Illinois Development Authority
1022 Eastport Plaza Drive, Collinsville, Illinois
Thursday, April 21, 2016

Call to Order The Board Meeting of the Southwestern Illinois Development Authority Board of Directors was called to order by Chairman James Nations at approximately 6:04 p.m. in SWIDA's office at 1022 Eastport Plaza Drive, Collinsville, IL. **Members Present:** James Nations, Kennard Tucker, Reggie Sparks, Tom Hoechst, Kevin Kaufhold, Barbara Johnson, John Hipskind and Dave Willey. **Members Absent:** Joe Gray, Jim Sullivan, Dave Miller, Khalil El-Amin and Greg Kuehnel. Others present included Mike Lundy, Executive Director; Joe Gasparich, Assistant Executive Director, Destiny Lednicky, Housing Director and Teri Rumsey, Admin. Assistant.

Chairman James Nations stated that there was a quorum.

1. Approval of Agenda

Tom Hoechst motioned to accept the board agenda. Reggie Sparks seconded the motion. Roll Call Vote: **Ayes:** James Nations, Kennard Tucker, Reggie Sparks, Tom Hoechst, Kevin Kaufhold, Barbara Johnson, John Hipskind and Dave Willey. **Nays:** None **Members Absent:** Joe Gray, Jim Sullivan, Dave Miller, Khalil El-Amin and Greg Kuehnel.

2. Approval of Minutes

Tom Hoechst motioned to accept the minutes from the March 17, 2016 board meeting. Ken Tucker seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

3. Public Comment

No Public Comment.

4. A RESOLUTION AUTHORIZING THE ISSUANCE OF NOT TO EXCEED \$18,700,000 HEALTH FACILITIES REVENUE BONDS (ANDERSON HOSPITAL), SERIES 2016A TO PROVIDE FUNDS TO BE LOANED TO SOUTHWESTERN ILLINOIS HEALTH FACILITIES, INC. D/B/A ANDERSON HOSPITAL, TO REFUND CERTAIN OF THE AUTHORITY'S OUTSTANDING REVENUE BONDS; AUTHORIZING THE SALE OF THE BONDS TO BMO HARRIS BANK, N.A.; AND AUTHORIZING AND APPROVING CERTAIN DOCUMENTS AND ACTIONS IN CONNECTION WITH THE ISSUANCE OF SAID BONDS.

Reggie Sparks motioned to approve the Anderson Hospital Bond Resolution. Dave Willey seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

5. A RESOLUTION AUTHORIZING THE EXECUTION AND DELIVERY BY THE SOUTHWESTERN ILLINOIS DEVELOPMENT AUTHORITY OF AN AMENDMENT TO AMEND AND RESTATE TRUST INDENTURE RELATING TO ITS TAXABLE PRIVATE ACTIVITY REVENUE, BONDS, SERIES 2000 (ALTON CENTER BUSINESS PARK PROJECT), ALONG WITH RELATED DOCUMENTS.

Attorney Andrea Bacon stated that the State of Illinois will also have to approve this amendment, but it should not impact the May payment to SWIDA. Leave to use the last unanimous roll call vote. Leave was granted without descent.

6. DISCUSSION ABOUT POSSIBLE RENT CHANGE FOR AVAILABLE OFFICE SPACE IN SWIDA BUILDING.

Mike Lundy explained that the rent SWIDA was collecting from SWIDA's former tenants is far above what is being collected in the area today and suggested that the rent be lowered in hopes of finding a tenant soon. He said that although the SWIDA board has already given him and the Chairman permission to negotiate a price, he wanted to bring it back to the board so they would be up-to-date on what is going on. Barbara Johnson explained how "triple net" rent payments work. Reggie Sparks motioned that SWIDA change the rent to \$14.75/sq. ft. triple net. Ken Tucker seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

7. SEMI-ANNUAL REVIEW OF EXECUTIVE SESSION MINUTES.

Dave Willey motioned that the executive session minutes remained sealed. Reggie Sparks seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

8. CHAIRMAN'S REPORT.

James Nations shared with the board that he and Mike Lundy went to the Illinois Housing Authority's annual meeting where SWIDA and Rise Community Development received the Wyvetter H. Younge Award for the Emerald Ridge Housing Development in East Alton.

9. EXECUTIVE DIRECTOR/HOUSING DIRECTOR'S REPORTS.

Mike Lundy and Destiny Lednicky gave their reports.

10. TREASURER'S REPORT

Reggie Sparks motioned to accept the March 2016 Treasurer's report. Kevin Kaufhold seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent.

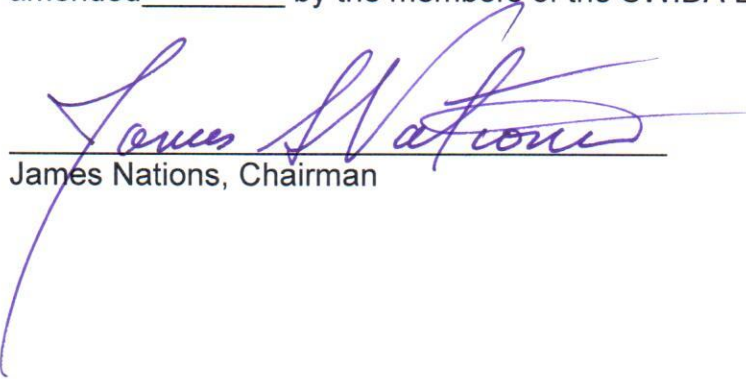
11. COMMENTS

Reggie Sparks asked that possible new board meeting hours be discussed at the next SWIDA Board Meeting.

12. ADJOURNMENT

Tom Hoechst motioned that the board meeting be adjourned. Dave Willey seconded the motion. Leave to use the last unanimous roll call vote. Leave was granted without descent. The board meeting adjourned at 6:45 p.m.

The Minutes of the Southwestern Illinois Development Authority Board Meeting held on April 21, 2016 were approved as presented ✓, corrected _____, amended _____ by the members of the SWIDA Board on May 19, 2016.



James Nations, Chairman